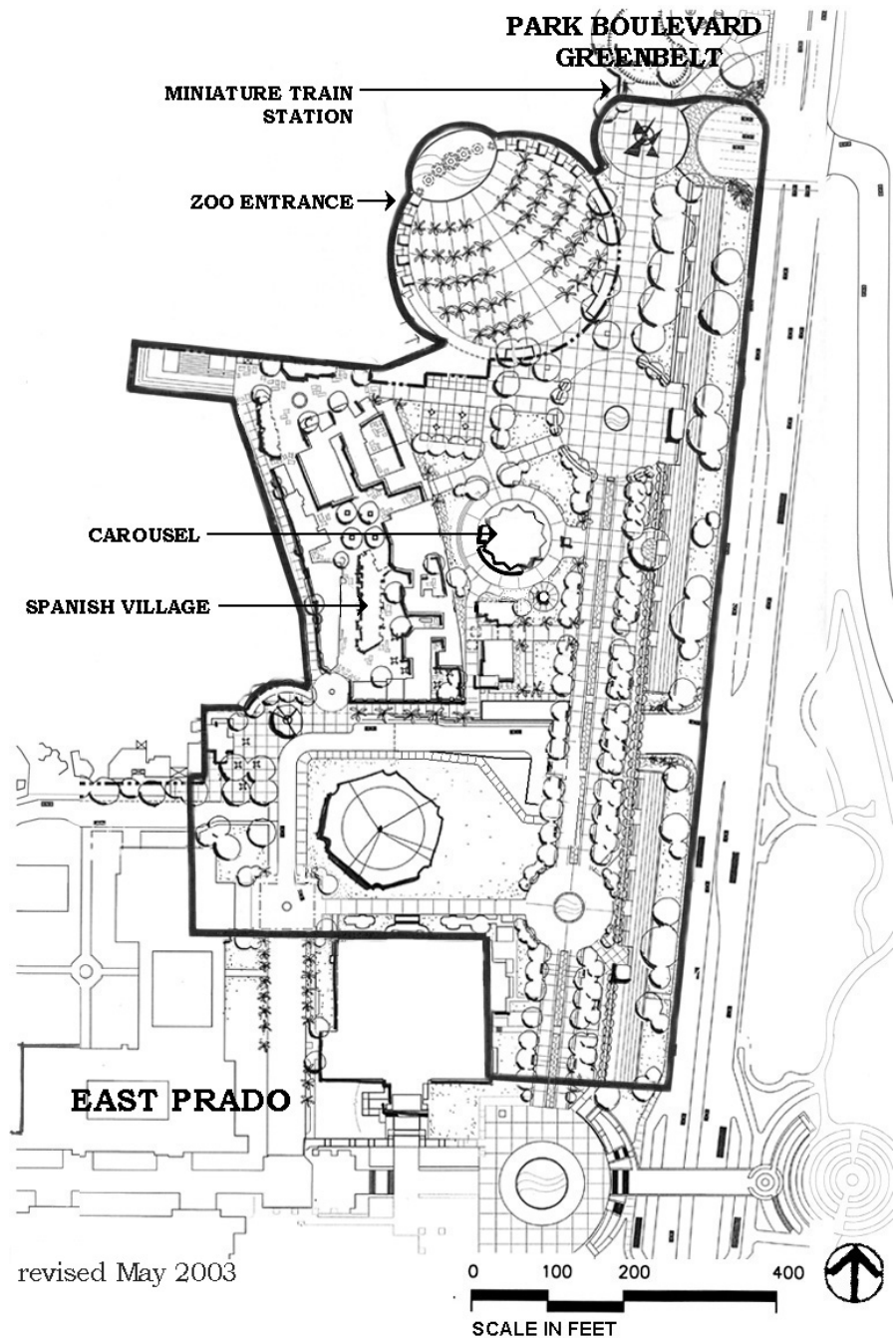




North Prado



Site Amenities:

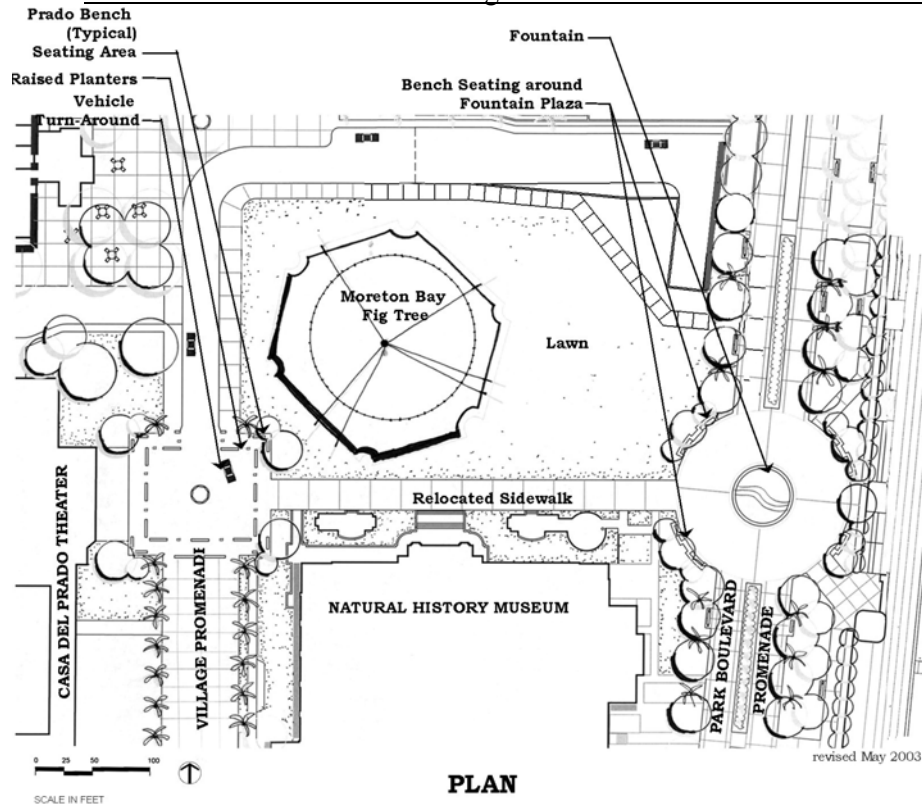
- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom Fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Prado Drinking Fountain: Western Lighting Standards Capistrano series mini base as shown in Appendix (or equal). Color to match light standards.



1. Village Promenade/Park Boulevard Promenade Pedestrian Link

Design Objective:

Emphasize the entry experience to the North Prado for the pedestrian arriving on public transportation from Park Boulevard. Create a pedestrian link and visual axis between Village Promenade and Park Boulevard Promenade.



Recommendations:

- Replace the existing sidewalk from the Natural History Museum parking lot to the Casa de Balboa Theater with a new walkway on axis with the entry to the Theater. This walkway will connect the Theater entry plaza with the ~~transit stop on Park Boulevard~~ Park Boulevard Promenade.
- Create a Theater entry plaza that includes a vehicle drop-off and turn-around. The plaza shall be rectangular in shape and of decorative paving in the same type as used on the Prado. Use seating, lighting, paving, and other vertical elements to reinforce the rectangular shape of the plaza. In order to provide enough room for pedestrians, vehicles should be confined to a turn-around area with bollards and planters. This vehicular area should read as being subordinate to the overall rectangular plaza.
- Construct the walk of type C concrete. The color should complement surrounding architecture.
- Extend the concrete paving through the Natural History Museum parking lot and flank the walkways with landscaped planters when it intersects parking rows. Develop a Fountain Plaza along Park Boulevard Promenade on axis with the walkway to the Casa del Prado Theater.
- Include a seating areas ~~across from~~ adjacent to the Casa del Prado Theater entry plaza and around the Fountain Plaza as shown on plan.



2. Natural History Museum Parking Lot

Design Objective:

Add disabled parking, a pedestrian walkway and trees to the parking lot.

[graphic]

Recommendations:

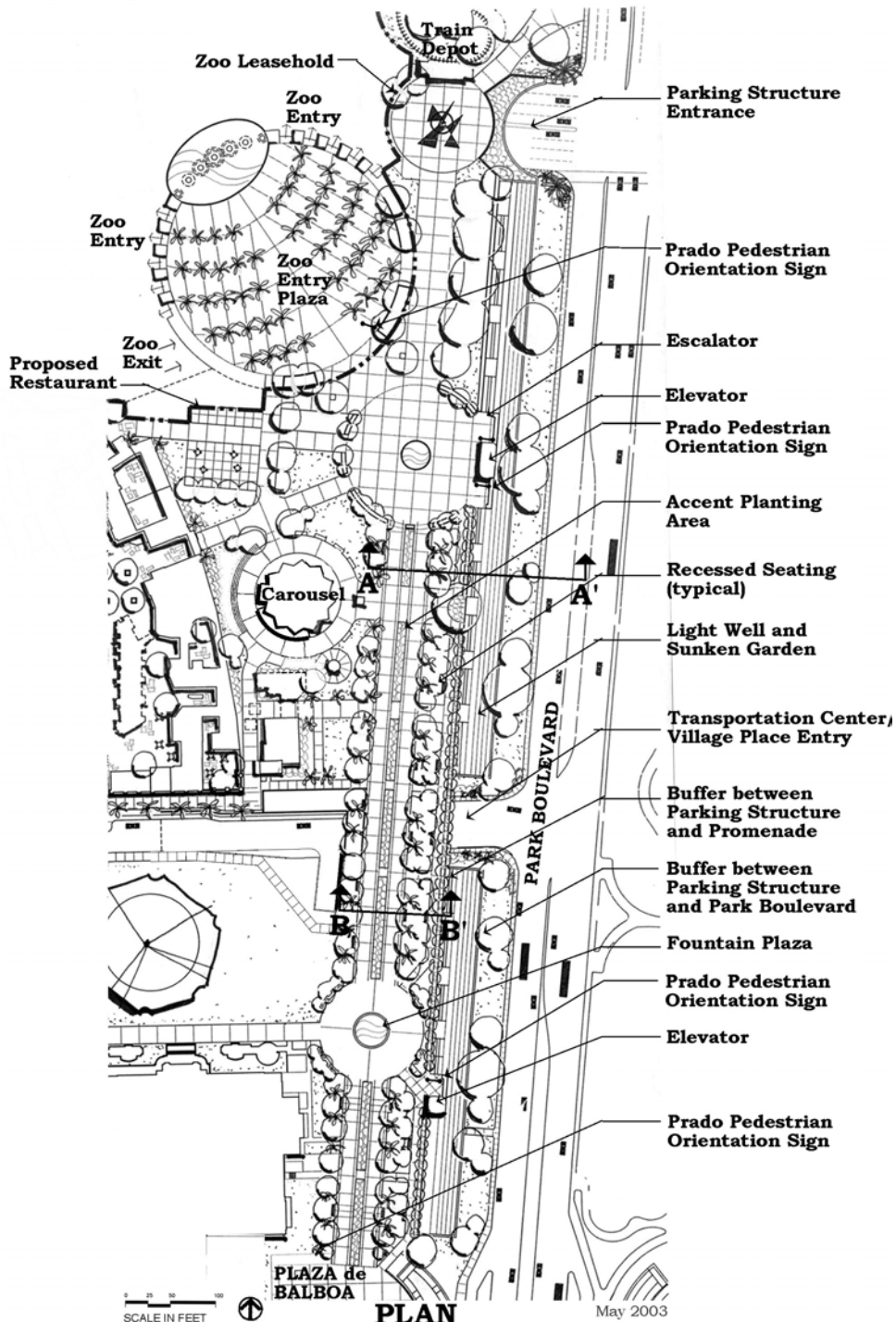
- Add planting that harmonizes with surrounding existing vegetation.
- Incorporate trees in this area such as the following:
Parking lot tree: Podocarpus gracilior — Fern Pine

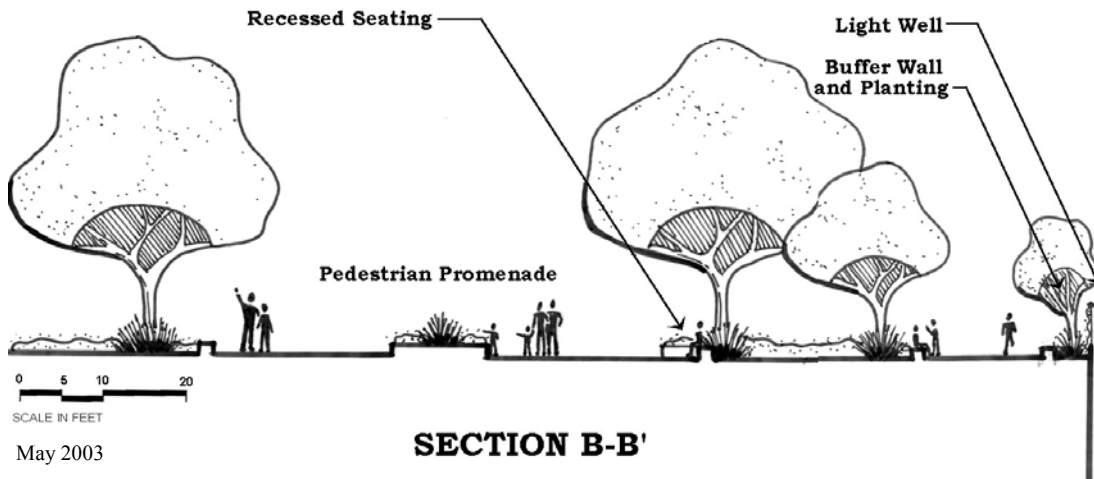


2. Park Boulevard Promenade

Design Objective:

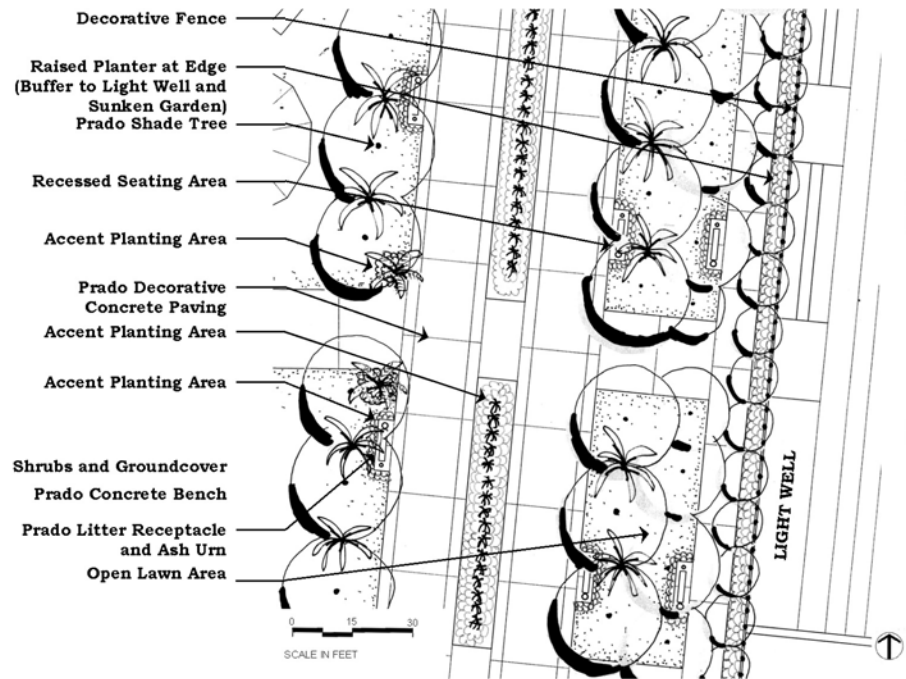
Provide a pedestrian promenade along Park Boulevard north from the Plaza de Balboa, enhancing the pedestrian connections to the Spanish Village, Carousel, Train Depot, and Zoo Entry Plaza, creating landscaped plazas and walkways, while maintaining the existing large-scale landscape character and also improving the visual experience from vehicles on Park Boulevard.





Recommendations:

- Provide a tree-lined promenade between the Plaza de Balboa and the Miniature Train depot, removing the existing Natural History Museum Parking Lot and the South Carousel Parking Lot.
- Provide additional plazas along the promenade on axis with the Evenson fountain at the Plaza de Balboa. The plazas should include fountains, sculpture, raised planting areas, and seating areas.
- Include recessed seating areas along the promenade.
- Utilize concrete paving and street furnishings that match existing types found along the Prado. Design should respond sensitively in scale and style to the historical buildings adjacent to the Promenade.

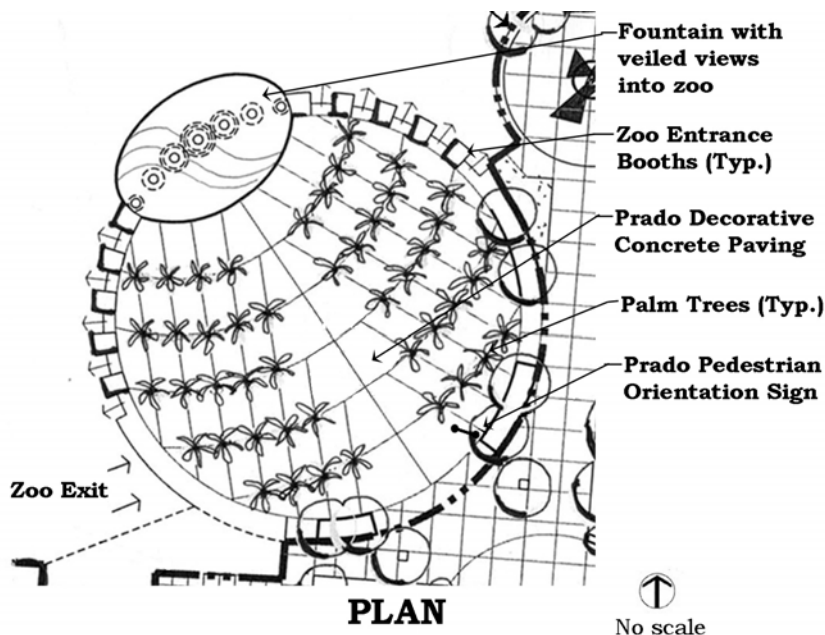




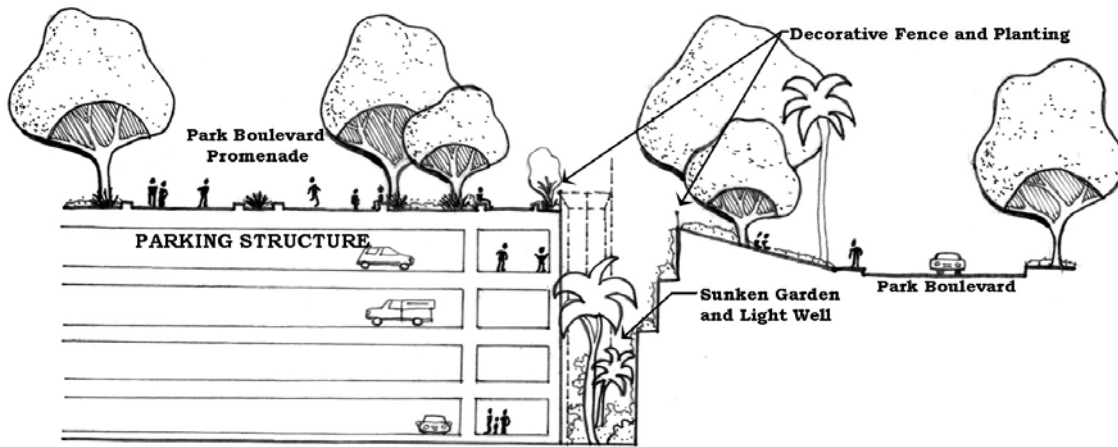
• BALBOA PARK • CENTRAL MESA PRECISE PLAN

Precise Plan - Specific Recommendations

- Select plant material from the Botanical Emphasis Area plants suitable for on-structure planting under the direction of the Park Horticulturists. The overall feel of the promenade planting should be lush and tropical, providing an abundance of greenery, shade, and light. Planting should consist of an allee of regularly-spaced, mature-canopy shade trees intermixed with palm trees. Annual flowers, ornamental shrubs, and small ornamental trees should provide interest at the plazas, seating areas, and in the planter along the center of the promenade. Trees and shrubs should be placed with regard to view corridors to Spanish Village, Casa del Prado Theater, the Carousel, and other attractions along the Promenade.
- Landscape between Park Boulevard and the parking structure light well should be informal in design and consist of a variety of mature trees and lawn areas. The linear aspect of the eastern wall of the parking garage wall shall be broken up by informal plantings of shrubs, mature trees, and lawn in this area. New large-canopy trees should be planted in this area to replace those lost due to the construction of the parking structure.
- The design of the Zoo Place and Village Place intersections should include decorative paving on crosswalks, signage, and accent landscaping.
- Install a sculpture as the end focal point of Park Boulevard Promenade axis.
- Design the areas around elevators/escalators with consideration of the experience of pedestrians arriving from the parking structure. More specifically, the pedestrians should be greeted with a green, park-like atmosphere, with a pedestrian orientation sign within sight, and with a clear visual axis to the main promenade.
- Create an open Zoo Entry Plaza with ample space for people waiting to enter the zoo. A fountain at the edge of the plaza should provide veiled views into the zoological gardens. Utilize Prado standard paving, lighting, and site amenities of a pedestrian scale so that the plaza reads as a part of the larger promenade.



- Add a restaurant with outdoor seating south of Zoo Entry Plaza. Include restroom facilities with access from the Plaza as part of the building
- Create a sunken garden in the parking structure light well located between Park Boulevard and the proposed Promenade.

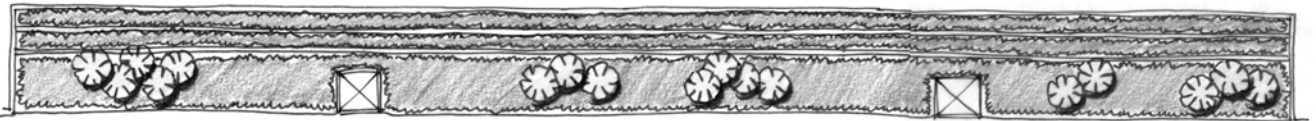


SECTION A-A'

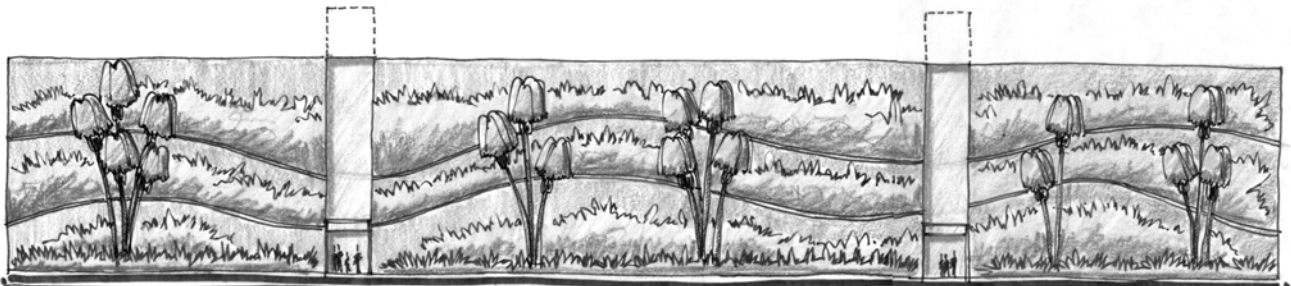
revised May 2003

Light Well Design Guidelines

- The light well shall contain a series of retaining walls with varying heights that mimic the silhouettes of the mountains around San Diego.
- The retaining walls shall be a monolithic-pour, colored concrete with earth tones and textured for visual interest.
- The retaining walls shall be planted with vigorous-growing vines to soften the scale of the walls.
- The plantable area width between each wall shall be a minimum of 48" to allow ample space for healthy root growth.
- Clusters of palm trees shall be informally spaced along the base of the light well to break up the linear and vertical expanse – approximately 20-25 total.
- The area shall have a lush, tropical feel while still allowing light to penetrate to the groundcover bed below.
- Visual interest can be accentuated at key pedestrian locations through the use of water features or pockets of colorful planting.
- All planting selections shall respond well to various solar orientations, including heavily shaded settings.
- Construct significant buffers (with a decorative fence and plant materials) between the light well and the pedestrian promenade as well as between the light well and the walkway along Park Boulevard.



PLAN VIEW



ELEVATION

PARKING STRUCTURE LIGHT WELL

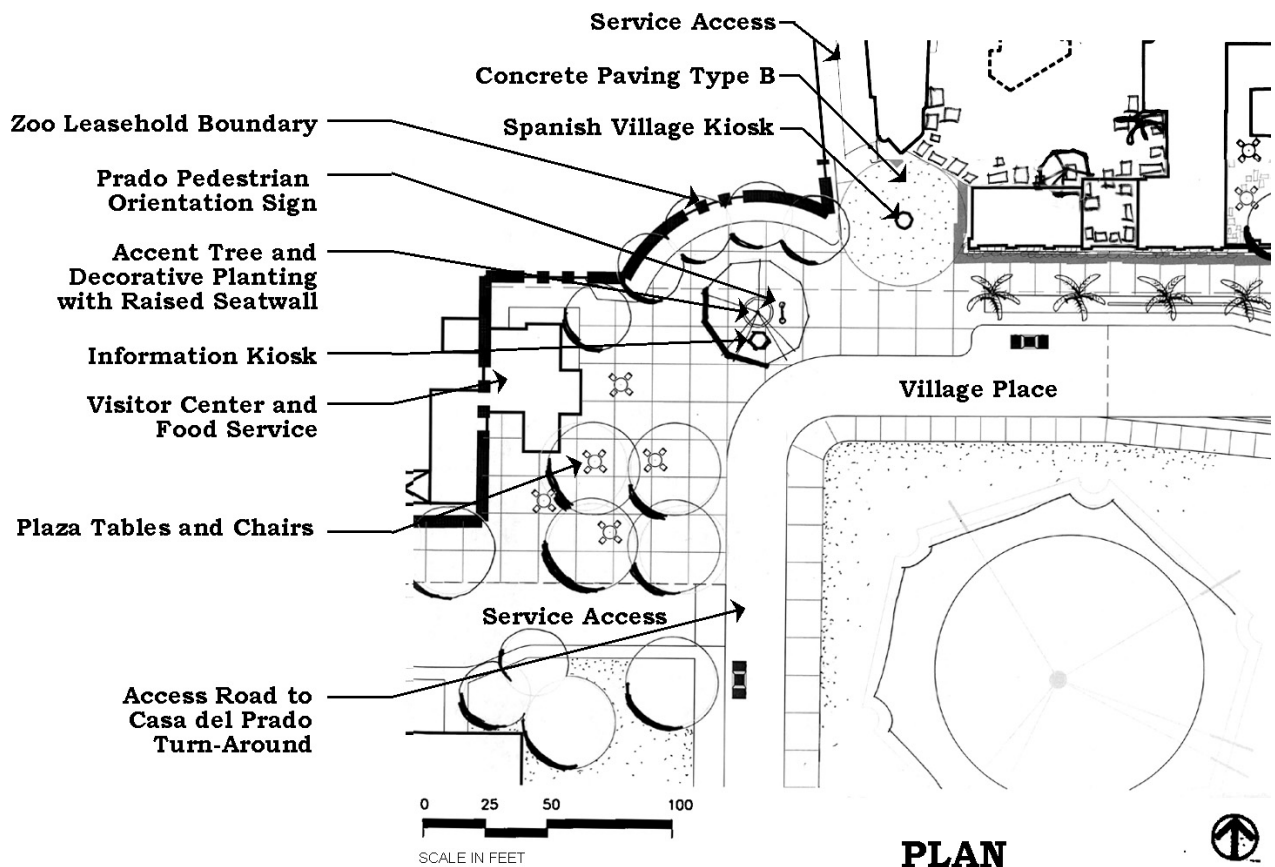
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SCALE IN FEET



3. Spanish Village South Entry Plaza*

Design Objective:

Because of its significant location, this plaza presents an opportunity to create a festive gathering place at a major crossroads area of the Park. It will include a major visitor service center and provide a vital link between Spanish Village and the Prado. It will be a visual focal point from the Prado and the Village Place cul-de-sac along the Village Promenade.



Recommendations:

- Provide an outdoor dining area with plaza tables and chairs. Include accent trees in grates.
- Increase the lawn area on the northwest side of the Moreton Bay Fig.
- Replace the existing chain link fence with one of decorative wrought iron.
- Create an additional lawn area near the visitor center. Include a three foot high wall to serve as a visual barrier between the plaza and the service access to Spanish Village. Provide palm and theme trees.

*proposed name for a new feature



• BALBOA PARK • CENTRAL MESA PRECISE PLAN

Precise Plan - Specific Recommendations

- Create new accent planting areas adjacent to the south wall of Spanish Village.
- Incorporate a circular shaped paving treatment near the southwest entry to Spanish Village that subtly contrasts with the rest of the plaza paving as shown.
- Allow room for vehicular service and emergency fire access from ~~the~~ Village Place ~~cul-de-sac~~ to Old Globe Way and the Casa del Prado Theater Entry Plaza as a part of the plaza design.
- Provide a raised seatwall underneath a proposed shade tree adjacent to the cul-de-sac.

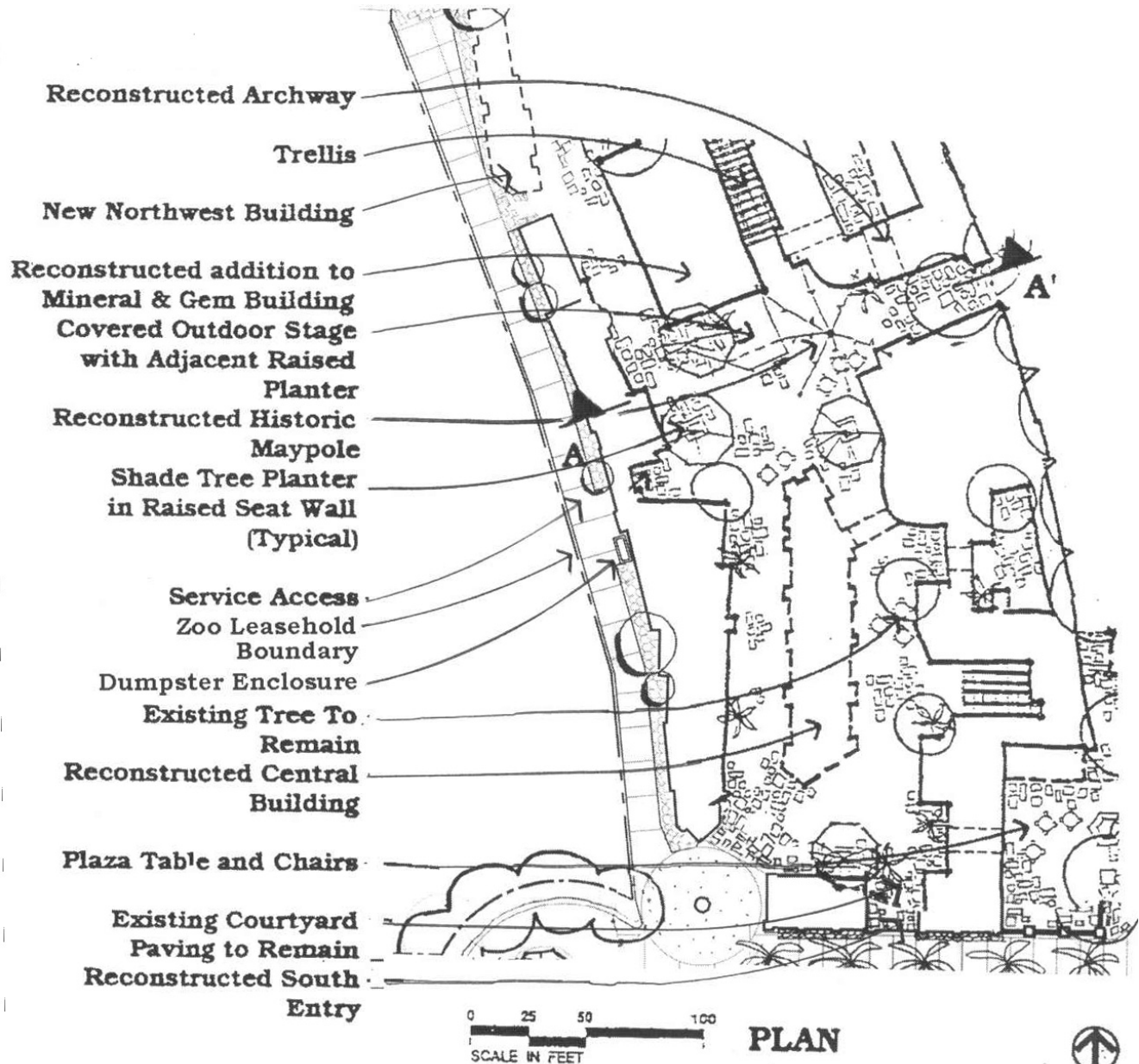
Accent tree: Jacaranda mimosifolia – Jacaranda
Theme Tree: Alectryon excelsum – N.C.N.
Palm Tree: Washington filifera – California Fan Palm
Shade Tree: Erythrina ‘Sykesii’ – ‘Sykes’ Coral Tree



4. Spanish Village

Design Objective:

Renovate the central courtyard of Spanish Village as an integral part of its rehabilitation and expansion.



Recommendations:

- Reconstruct the central building that was built for the 1935 Exposition. (See Building Recommendations Section.)
- Reconstruct the north west building that was built for the 1935 Exposition.



BALBOA PARK • CENTRAL MESA PRECISE PLAN

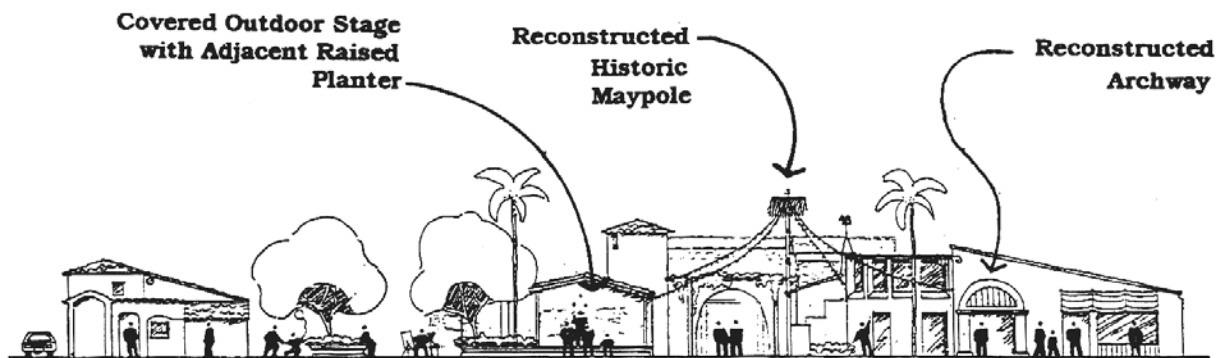
Precise Plan - Specific Recommendations

- Provide a large open courtyard north of the reconstructed central building incorporating the lighted “maypole” that existed during Exposition.
- Construct a covered outdoor stage on the south elevation of the Mineral and Gem Building. The stage cover will be an extension of the building roofline. Modify the non-historic building addition. (See Building Recommendations Section.)
- Reconstruct arches as shown on plan as in 1935.
- Reconstruct south entry as in 1935.
- Provide service access to the west of Spanish Village. The concrete of the access road shall be of the Prado type. Add three to five feet of decorative planting between the Spanish Village buildings and the access way.
- All new development inside the Zoo’s fence to the west of Spanish Village should be appropriately screened with plant materials, and all new construction within the Zoo Leasehold should follow guidelines established in the Edge Treatment of Zoo Leasehold section (page 364a).
- Retain the existing broken concrete courtyard paving material. Encourage village artists to individualize their areas of the courtyard by continuing to paint the paving surface outside their studio doors.
- Design generous seating for pedestrians. Incorporate seating in courtyard planter walls. Most seating will consist of movable chairs with tables and umbrellas.
- Utilize planting to provide shade and soften architectural surfaces. Vines can be trained on walls and trellises. Trees can be located in courtyard planters.

Shade Tree: Jacaranda mimosifolia – Jacaranda

Accent Tree: Strelitzia nicolai – Giant Bird of Paradise

Palm Tree: Archontophoenix cunninghamiana – King Palm



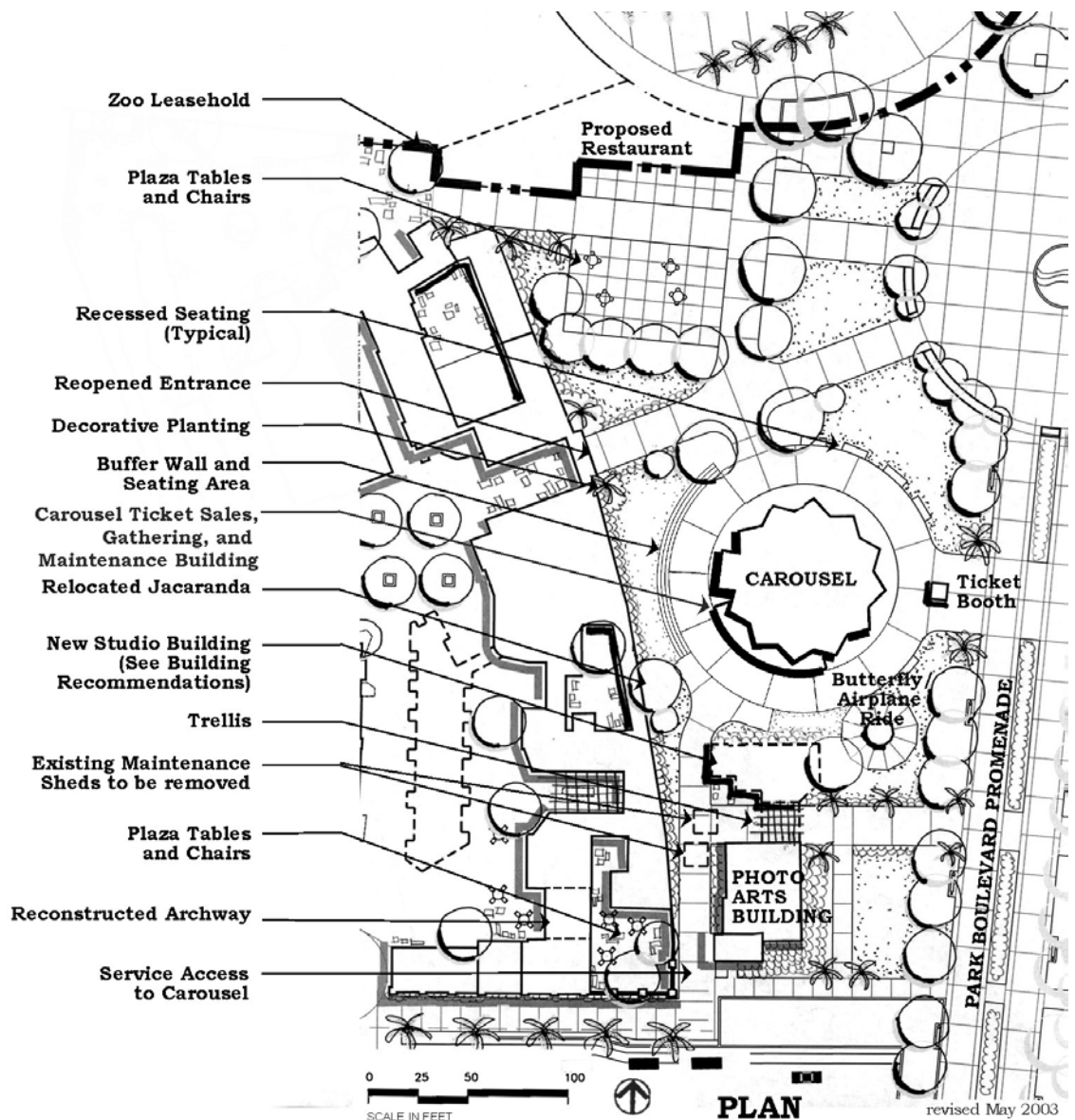
SECTION A-A'



5. Spanish Village East Entry* and Carousel Plaza

Design Objective:

Create a southeast entry new east entrances to Spanish Village from Park Boulevard Promenade to increase visibility and pedestrian circulation through the Village. Relocate the Carousel and the Butterfly Ride (approximately 300' from existing location) and provide access to the ticket booth and Carousel off of proposed Park Boulevard Promenade.



*proposed name for a new feature



Recommendations:

- Open Spanish Village to pedestrian traffic along Park Boulevard Promenade at two entrances on the east.
- Create new decorative planting areas along the east wall of Spanish Village including accent planting next to the new entrances. Planting should harmonize with existing planting within and around Spanish Village.
- Construct new walkways connecting Spanish Village to Park Boulevard Promenade with paving that complements surrounding architecture. New design elements should respond sensitively to the historical character of Spanish Village.
- Include an artistic and educational element displaying information about Balboa Park's history as part of the carousel buffer wall.
- Add recessed seating around the east side of the Carousel walkway.
- ~~Expand the Spanish Village studios to define the plaza space as shown on the plan. (See Building Recommendations Section).~~
- ~~Integrate the southeast entry courtyard with the photo arts building with complementary paving, low seat walls, and planting.~~
- Provide a service access and turn-around on a pathway between the Photo Arts Building and Spanish Village. The pathway should be of same material as surrounding walkways but be constructed to withstand truck use. Landscaping and lighting along the pathway should be added to encourage pedestrian use.
- ~~Include a small fountain that is compatible with village architecture.~~
- Incorporate accent paving and planting adjacent to Village Place to make an entry statement for pedestrians and those arriving in autos from Park Boulevard as shown on the plan.
- ~~Retain~~ Relocate the existing Jacaranda tree adjacent to the Photo Arts Building north to the Carousel area as shown on plan.
- Provide vine-covered trellises to shade hot east-facing walls.

Palm tree in sidewalk grates: *Washingtonia filifera* – California

Shade tree: *Jacaranda mimosifolia* – Jacaranda

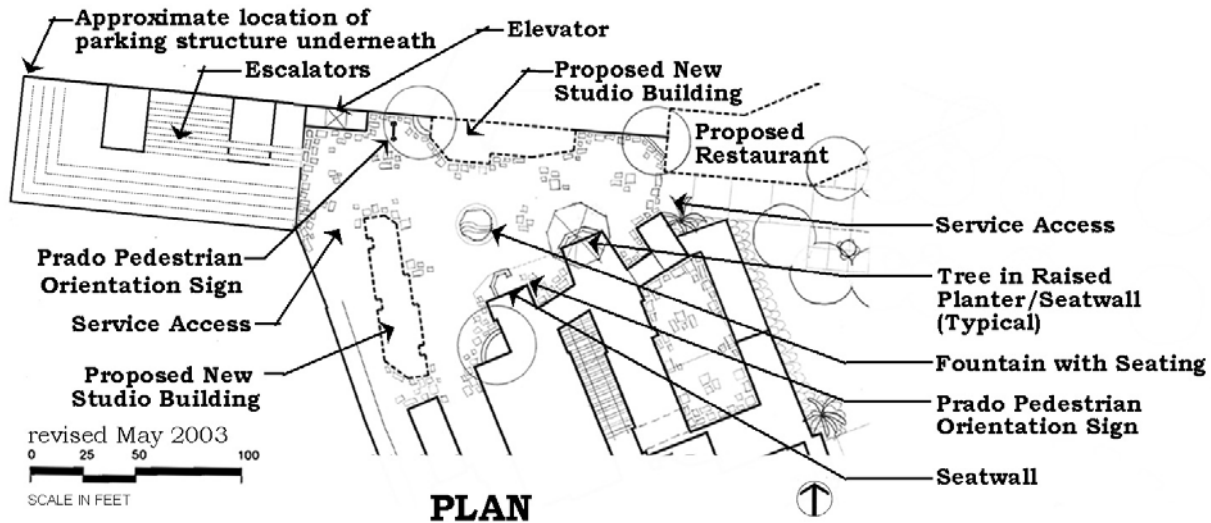
Accent tree: *Strelitzia Nicolai* – Giant Bird of Paradise



6. Spanish Village North Entry*

Design Objective:

Create a northern entry plaza at Spanish Village that will ~~be visible to pedestrians from the Zoo exit area~~ serve as an entrance to Spanish Village and the rest of the park from the proposed parking structure.



Recommendations:

- Incorporate a central water fountain that is compatible with Village architecture to serve as a visual focal point.
- Integrate pedestrian seating into planter walls.
- Continue the existing Spanish Village courtyard paving into the entire plaza. Utilize similar site amenities and landscaping as found in Spanish Village.
- Provide trees, vines and accent plants to provide shade and harmonize with adjacent planting themes in Spanish Village.
- Construct two new studio buildings. (See Building Recommendations Section).
- Location of the new buildings, fountain and escalator exit should be configured to create an intimate, human scale similar to that in the rest of Spanish Village.
- Design the areas around elevator/escalator with consideration of the experience of pedestrians arriving from the parking structure. More specifically, the pedestrians should be greeted with a Spanish Village atmosphere, with a pedestrian orientation sign within sight, and with a clear visual axis to the main promenade.

* proposed name for a new feature



*7. North Village Promenade**

Design Objective:

Provide a direct circulation route and sightline from the Zoo exit to Spanish Village.

[graphic]

Recommendations:

- ~~Reconfigure the existing walkway system and landscape as shown in the plan.~~
- ~~Utilize type C decorative concrete as paving material.~~
- ~~Remove the asphalt paving on Zoo Place at the pedestrian crossing points as shown on the plan and replace it with decorative concrete to match the new walkway.~~
- ~~Remove a portion of the axial walkway to the Otto Center to reinforce the Spanish Village circulation axis.~~
- ~~Remove the existing sidewalk west of Spanish Village.~~
~~Theme Tree: Bischofia javanica Toog tree~~
~~Accent Tree: Erythrina 'Sykesii' Sykes' Coral Tree~~
~~Palm Tree: Livistona decipiens Ribbon Fan Palm~~

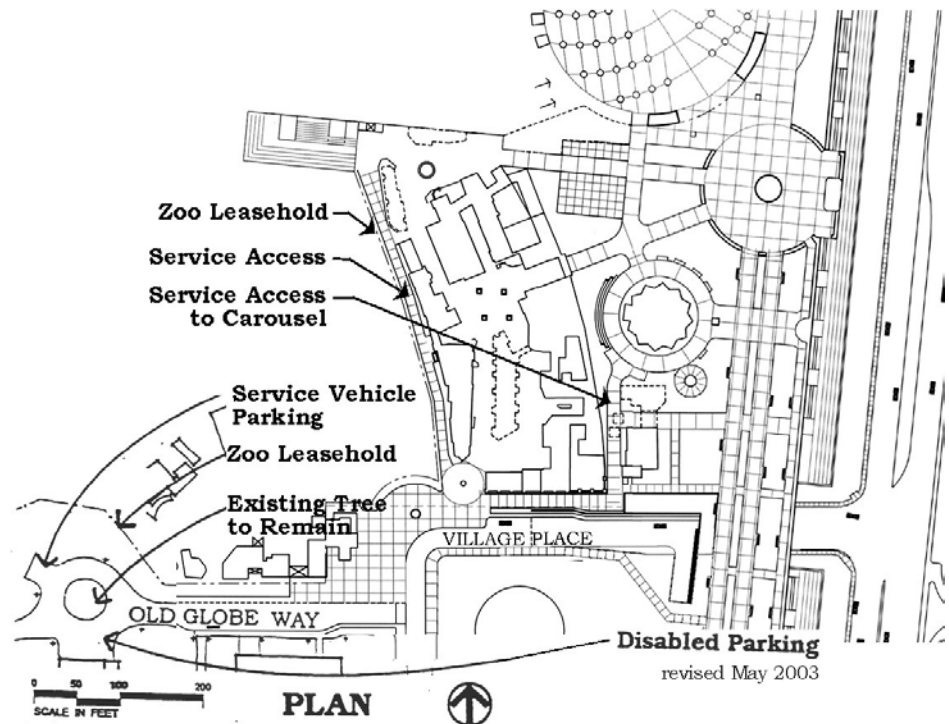
*proposed name for a new feature



87. North Prado Way and Old Globe Way*

Design Objective:

Provide service and fire access to Old Globe Way and a drop-off area to Casa del Prado buildings along Old Globe Way, the Spanish Village, and the Casa del Prado.



Recommendations:

- Connect ~~Zoo Place~~ Village Place with Old Globe Way with a 26' wide roadway service access.
- Incorporate a cul-de-sac with adjacent service parking behind the Botanical Building as shown on plan. Preserve the existing Ficus sycamorus tree in the center planting area of the cul-de-sac.
- Maintain disabled parking behind the Botanical Building.
- Provide a drop-off lane on the north side of the Casa del Prado Theater.
- ~~Provide a drop-off lane at the Spanish Village west entry.~~
- Provide a drop-off for the Casa del Prado along Village Promenade at the Casa del Prado Theater Entry Plaza.
- Connect North Prado Way with Village Place on the south.

* proposed name for a new feature.



~~9. Miniature Train/Children's Park~~

Design Objective:

~~Improve public access and amenities around and within the miniature train and to create the Children's Park playground area.~~

[graphic]



Recommendations:

- Create public access to a new picnic and play area (Children's Park) within the miniature train area by means of a new pedestrian walkway covering the miniature train tunnel. Include children's play equipment in the landscape.
- Relocate the existing electrical transformer box to a non-public portion of the miniature train area.
- Provide additional access by means of decorative arched bridges spanning the train tracks and linking the picnic area to the carousel and Spanish Village as shown on the plan.
- Replace the existing chain link fence around the miniature train area with decorative fencing and realign it to allow for public access according to the plan.
- Relocate the existing underground gas storage tank for the miniature train to a location near Zoo Place that can be readily accessed by a large delivery truck.
- Construct a grounds maintenance building in the vicinity of the train storage building.



~~10. Carousel and South Carousel Parking Lot~~

Design Objective:

~~Reconfigure the parking lot to improve circulation and provide a pedestrian drop-off lane near the East Entry to Spanish Village.~~

~~[graphic]~~

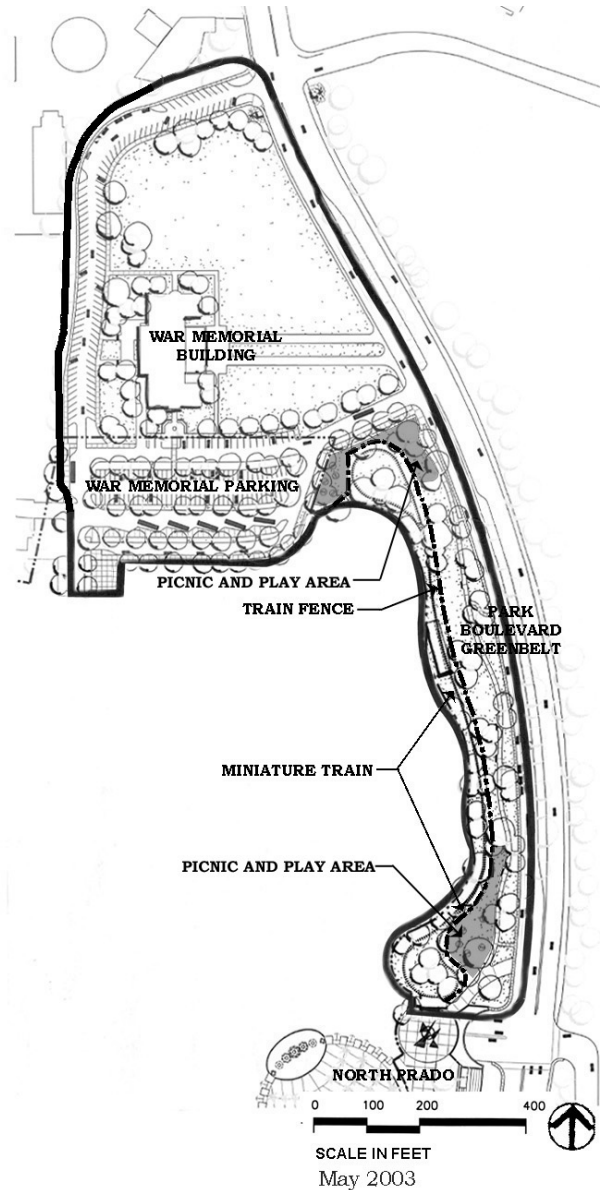
Recommendations:

- ~~• Widen the sidewalk that connects the east entry to Spanish Village and the Carousel as shown in plan.~~
- ~~• Construct a new freestanding restroom facility near the carousel. Include a maintenance storage room.~~
- ~~• Alter the existing parking configuration to the pattern shown on the plan.~~
- ~~• Provide a drop-off lane as shown on the plan.~~
- ~~• Plant additional trees to conform to the City landscape ordinance.~~

~~Parking Lot Trees: Brachychiton acerfolius — Australian Flame tree~~



War Memorial and Zoo Parking Lot Park **Boulevard Greenbelt**



Site Amenities:

- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom Fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Park Concrete Trash Receptacle: Dura Art Stone cast stone trash receptacle, D-round, Nordic cream color with light sand blast finish, order number: S-TR-D-S-13-LSD (or equal) with 22" diameter, 36" height. Matching Ash Urn (at building entries only) order number: S-AU-D-S-13-LSB (or equal) with 14" diameter, 22" height. See Appendix.



1. Zoo Parking Lot

Design Objective:

Install additional landscaping within the Zoo parking lot to comply with the San Diego City Landscape Ordinance.

The Zoo shall bring the public parking lot within its leasehold into compliance with Chapter X, Division 7, of the Municipal Code, entitled “City Wide Landscape Regulations,” whenever the Zoo:

1. Initiates any project to reconfigure or re-stripe the parking lot which results in an increase in the number of parking spaces within the existing boundaries of the present parking lot; or
2. Is required by virtue of the City’s established permitting processes to bring the existing parking lot into compliance with Chapter X, Division 7, of the Municipal Code if any project initiated by the Zoo within its leasehold triggers the requirement to add additional parking to the existing public parking lot.

[graphic]

Recommendations:

- Install plant materials that harmonize with existing architectural and landscape themes.
- Plant trees in irregular, informal grouping to continue the effect of existing tree patterns.

Parking lot trees:

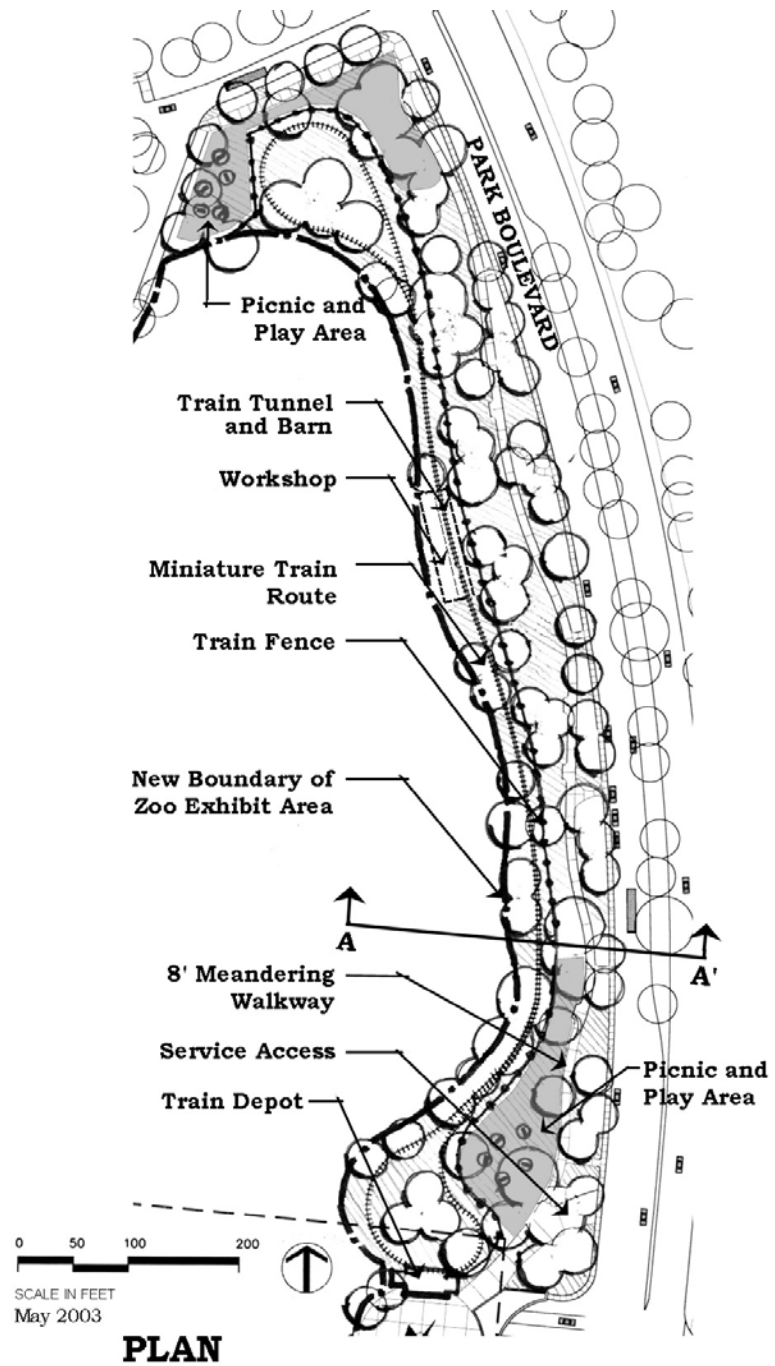
- *Tristania conferta* — Brisbane Box
- *Eucalyptus melliodora* — Honey Scented Gum



1. Park Boulevard Greenbelt

Design Objective:

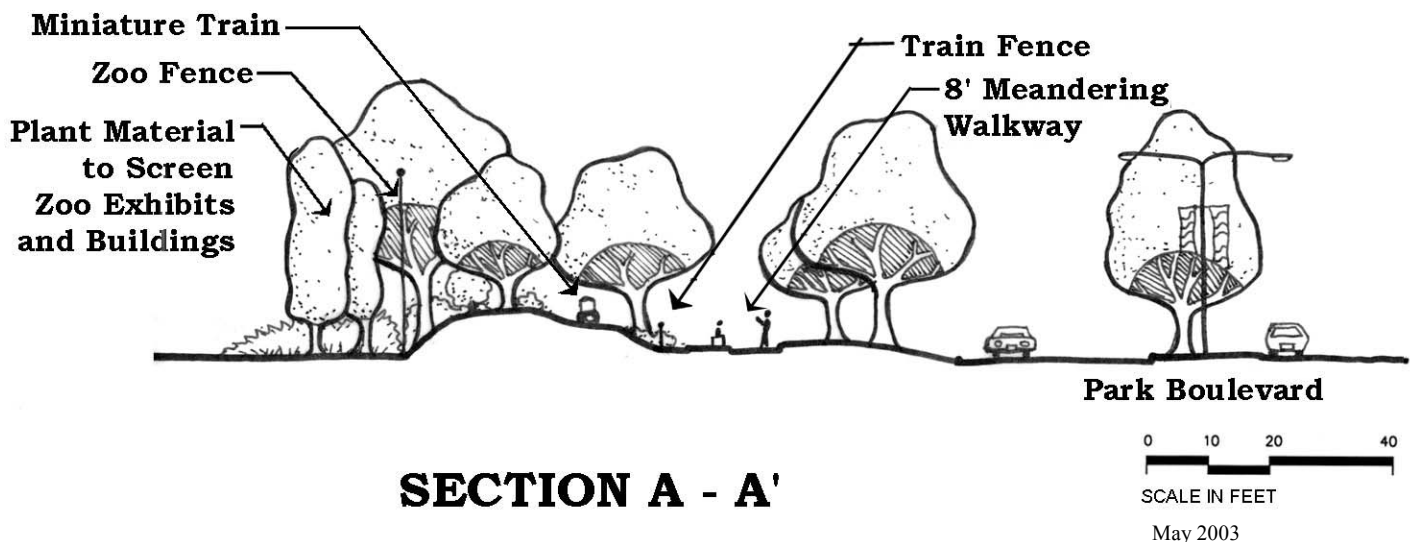
Create a green area for park uses including the miniature train ride, picnic and play areas, and a meandering path connecting Park Boulevard Promenade and the War Memorial Building.





Recommendations:

- Provide a 8' wide meandering concrete pathway of varied elevation connecting the War Memorial to the proposed parking structure and Park Boulevard Promenade. The path will have space for both pedestrians and bicycles.
- Retain the existing sidewalk adjacent to Park Boulevard and provide connections to the new 8' pathway.
- Create a green space between Park Boulevard and the new walkway with large shade trees, a berm or change in elevation, and other plantings including shrubs and groundcover. Wherever feasible, retain the existing trees along Park Boulevard.
- Relocate the miniature train along the new walkway. The relocation should observe the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. Care should be taken to retain the character and surrounding context of the existing train ride by using similar landscape materials and elements. The distance between the train and Park Boulevard should range between 50' to 100'. The train route should rise up and down along the route to provide a varied experience and views across Florida Canyon.
- Install decorative fencing around the miniature train for additional safety.
- Construct a train depot at the terminus of Park Boulevard Promenade. Include a room for maintenance storage.
- Rebuild a 100'-130' train tunnel (which will also function as a storage barn) along the train route. Incorporate the train workshop into the tunnel structure.
- Provide recessed seating areas along the new walkway to take advantage of views of Florida Canyon and the eastern mountains beyond, as well as observe the Miniature Train. Seating areas should include litter and ash receptacles.
- Add picnic and play areas in the green space between the Miniature Train and Park Boulevard. Include children's play equipment in the landscape. Play equipment may include sculptures for climbing on such as those found in front of the Zoological Gardens and in other areas of Balboa Park.
- Create a service access route from Park Boulevard to Zoo Plaza east of the new train depot.

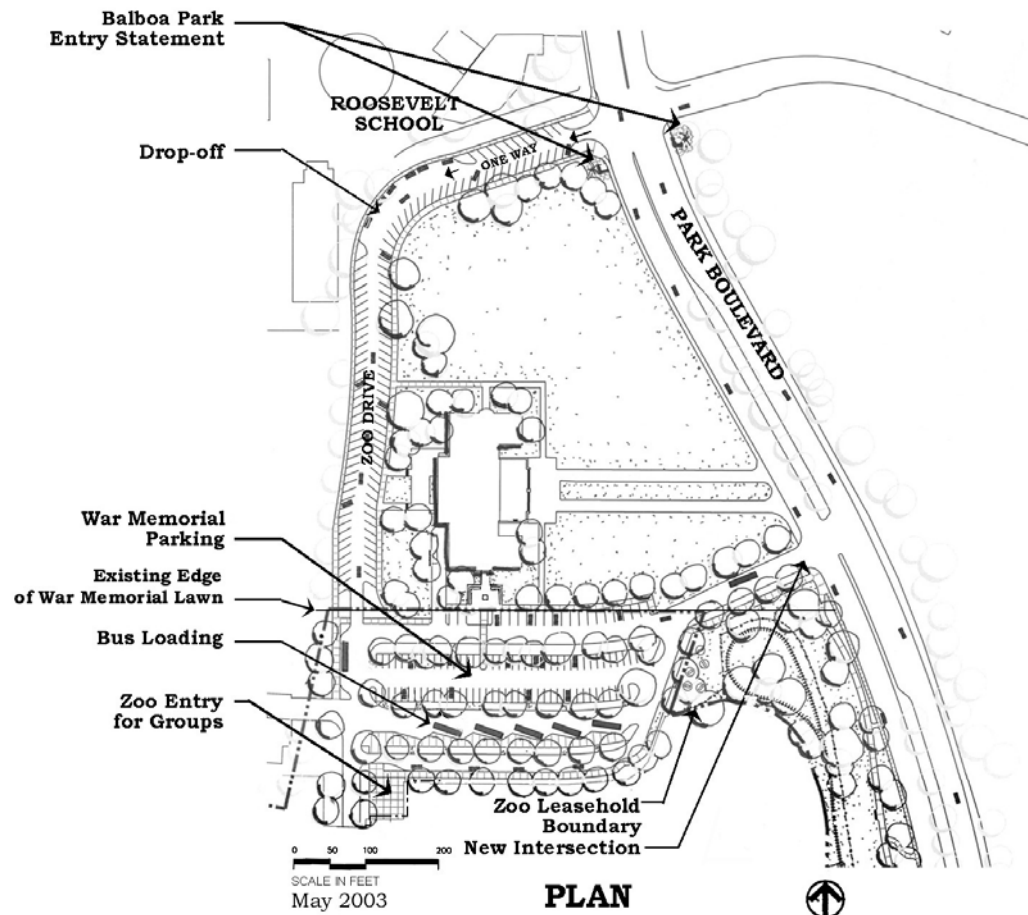




2. War Memorial Building, ~~and~~ Lawns, and Parking Lot

Design Objective:

Enhance the entry experience of Park visitors arriving from north on Park Boulevard and change the vehicular circulation pattern to better serve the school and the new Zoo group entry. Reconstruct the south entry walkway to the War Memorial Building.



Recommendations:

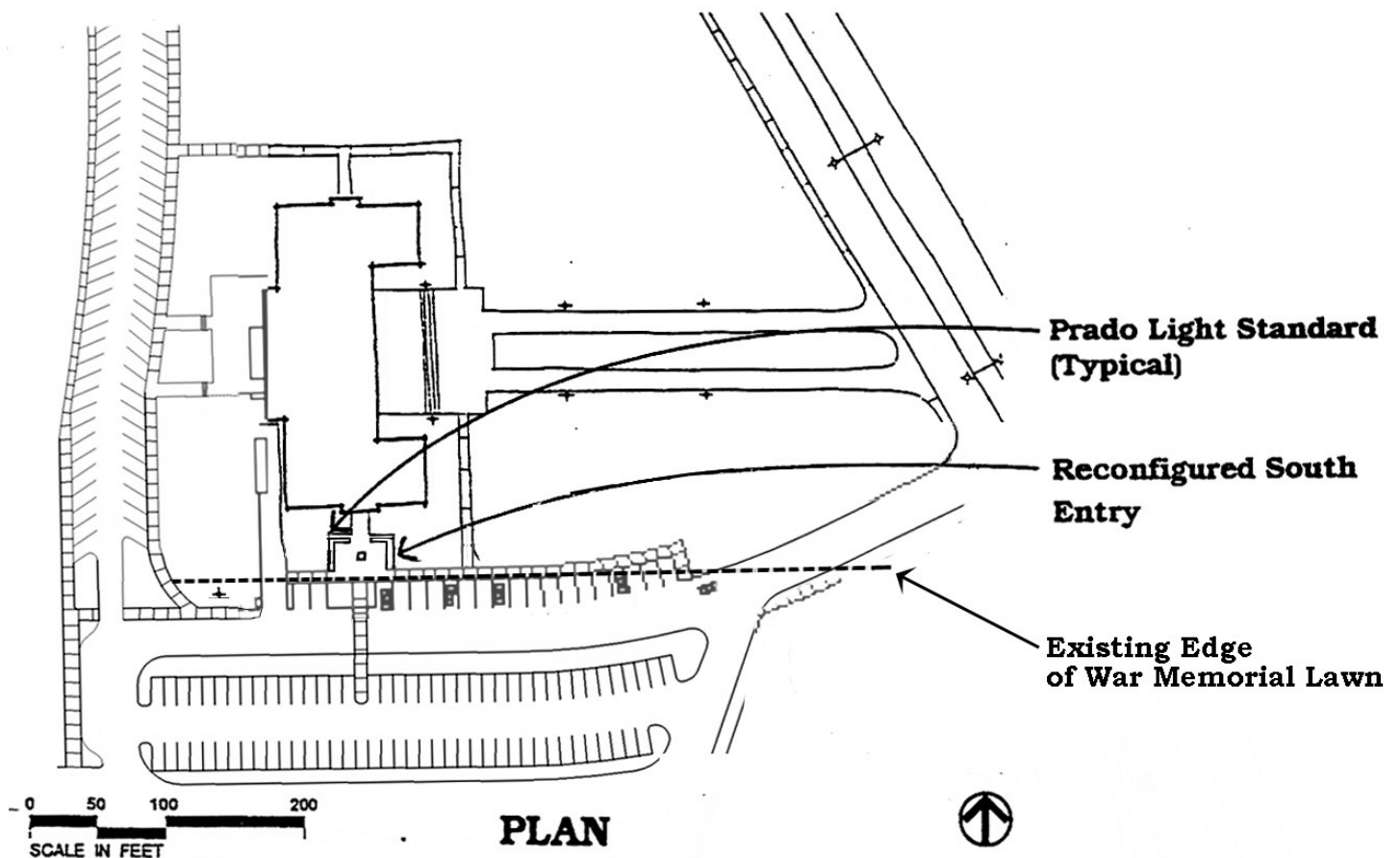
- Construct an entry feature at the intersection of Park Boulevard and Zoo Drive to identify the entrance to Balboa Park. Locate the entry feature adjacent to the sidewalk on both sides of Park Boulevard. The feature should integrate landscaping, architecture, and signage. The landscaping should be of similar plant materials as found along the Prado. The architecture should be reminiscent of forms found in the historic architecture in Balboa Park (such as arches, domes) and comply with U.S. Secretary of the Interior's Standards for Historic Properties (1995), Standards for Rehabilitation No. 9 and the General Design Guidelines for Architecture (pages 211-212). If signage is included, it should identify the entrance to Balboa Park and relate in style and color to the architecture element.

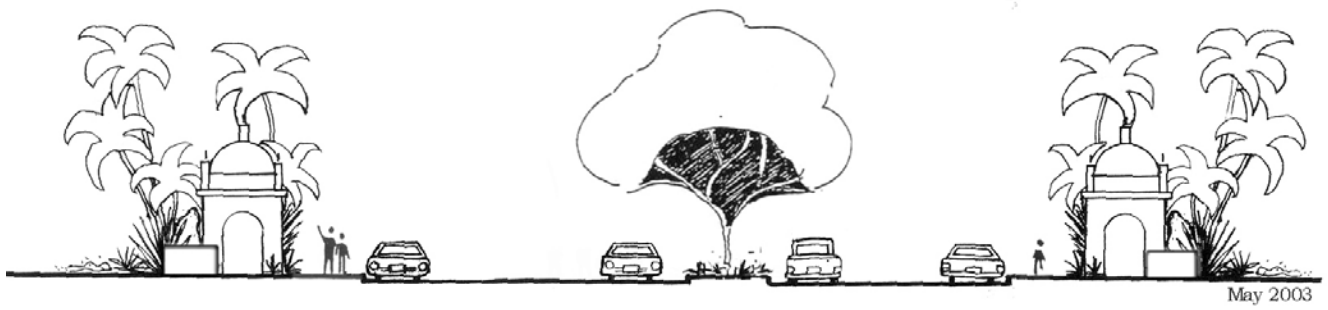


BALBOA PARK • CENTRAL MESA PRECISE PLAN

Precise Plan - Specific Recommendations

- Create a new two-way access road into the War Memorial parking lot with a signalized intersection on Park Boulevard.
- Establish a separate zoo entry and loading area for buses and large groups visiting the zoo.
- Designate Zoo Drive as a one-way street next to Roosevelt School. Include a drop-off lane in front of the school and angled parking on Zoo Drive. Designate a bus pick-up/drop-off area adjacent to the Balboa Park Program buildings.
- Implement traffic calming measures along Zoo Drive for students crossing from Roosevelt School. Measures shall be consistent with city engineering standards.
- Coordinate all improvements in the vicinity of Roosevelt School with the School District architect.
- Construct a decorative concrete walkway and landscaped pedestrian pooling area on the southern entry to the War Memorial building. The pooling area/plaza should be rectangular to reflect the historic forms of Balboa Park.
- Add lights as shown on the plan.

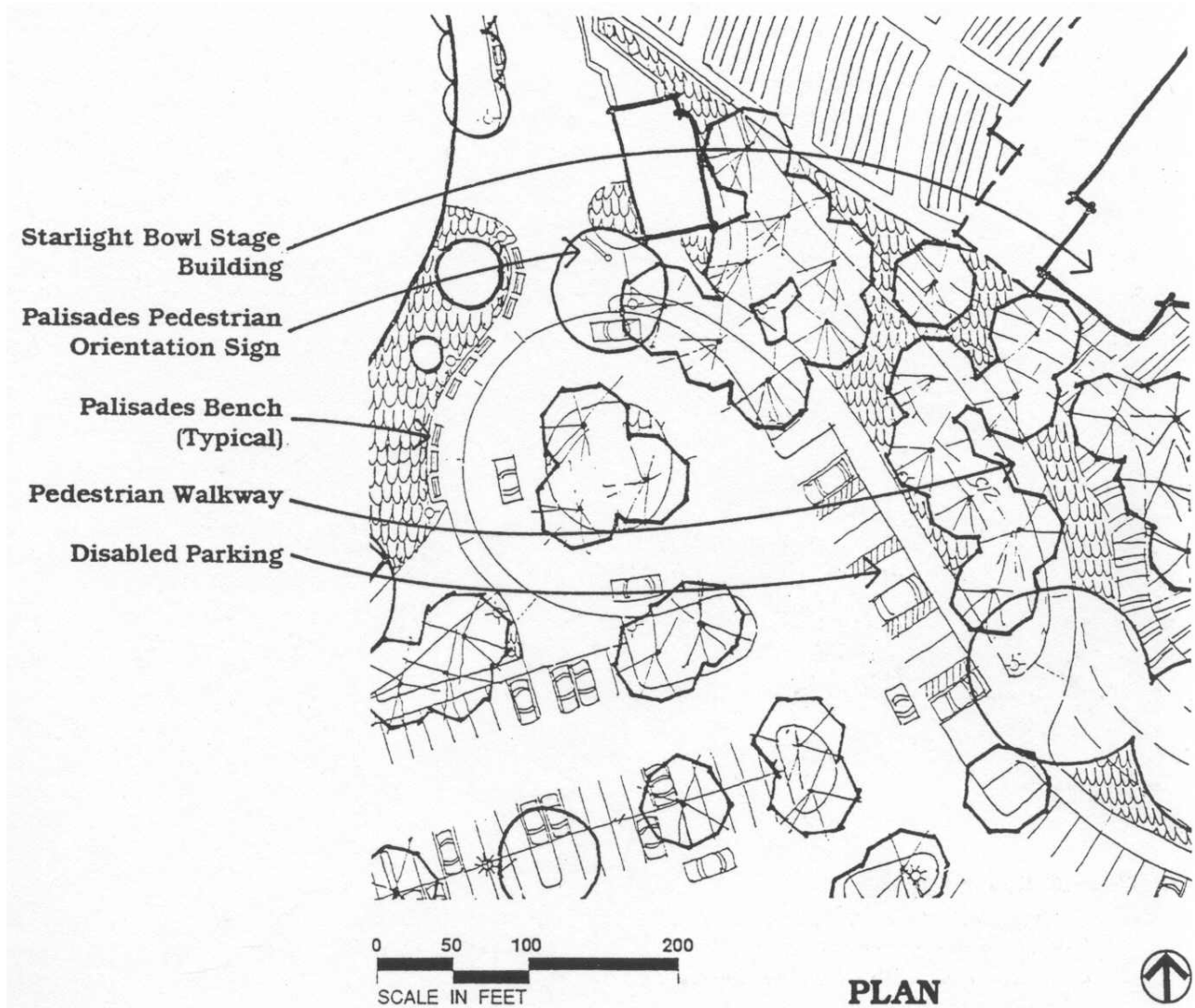




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SECTION A - A'

May 2003



12. Park Boulevard Streetscape

A landscape theme that will communicate the subtropical landscape themes of the Central Mesa should be established. The landscape treatment should also serve as a transition between the Central Mesa and the Florida Canyon/Inspiration Point areas.

The following design guidelines should be used in developing this theme.

- Views to the east from Plaza de Balboa should be preserved enhanced with a viewing plaza on top of the transit center/pedestrian bridge over Park Boulevard. Landscaping should not block this view.
- The new east entry to the Prado / transit center, the new entrance gateways, and the enhanced Village Place and Zoo Place intersections should be highlighted.
- Emphasis should be given to the entry experience of public transit patrons.

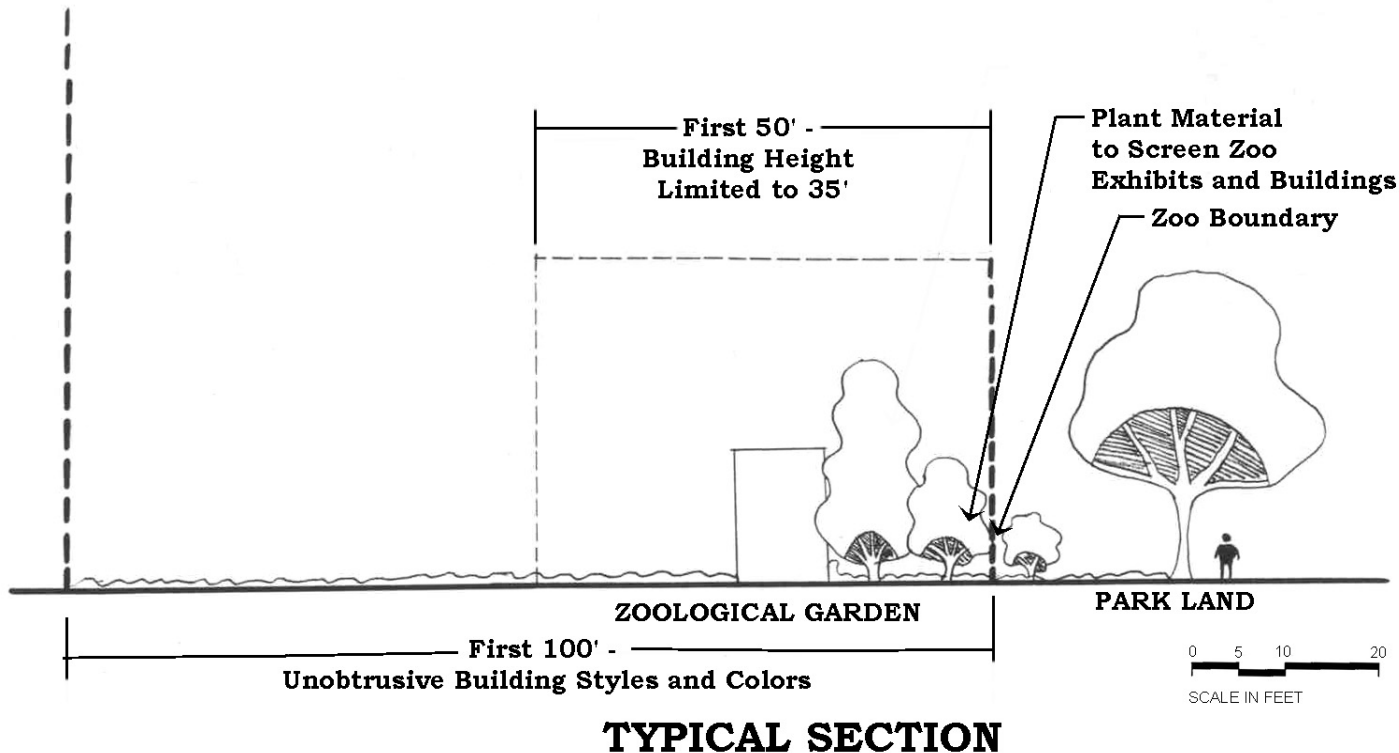


Interfaces

1. Edge Treatment of Zoo Leasehold

Design Objective:

Assure proper design and treatment of the edge of the Zoo Leasehold adjacent to the miniature train and other edges in public view.



Recommendations:

The following guidelines apply to the edges of the Zoo Leasehold that are visible to the public.

- A maximum building height of 35' for the first 50' setback from the edge of the Zoo Leasehold.
- Building styles and colors within the first 100' the edge of the Zoo Leasehold should be unobtrusive and should not be visible from outside of the Zoo.
- Signage should not be visible from outside the Zoo.
- All development inside the Zoo's fence should be appropriately screened with plant materials to minimize the visual impact to Park Boulevard and the new pedestrian greenbelt.



2. Interface of New Developments and Historical Areas

Design Objective:

Preserve the historical character of the park by insuring that all restoration, rehabilitation, and new development is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, Standards for Rehabilitation (Page 61).

Recommendations:

- Design new outdoor spaces that respond to and respect the existing and historical cultural landscape. Plant materials should be selected from plants used in the historical areas, the scale and form of outdoor spaces should relate to existing historical areas, and all landscape features should be consistent with historic architectural themes.
- Preserve and enhance views to historic buildings, landmarks, and existing viewsheds, taking care to not block views with auxiliary structures, parking lots, or excessive plant material.
- Utilize site amenities as specified in the Prado section of the Specific Recommendations.
- All new additions in architecture and landscape should follow U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (1995), Standards for Rehabilitation No. 9.
- Design and locate auxiliary buildings to be unobtrusive and to visually complement existing architecture.
- Pay special attention to design detail, ornamentation and space articulation with all new design.
- For historic buildings, select colors that reflect the original color scheme. For other construction, select colors to harmonize with the surroundings.
- Mature vegetation within the affected area needs to be assessed and preserved, to the greatest extent possible. If preservation is not possible, replacement should occur per U.S. Secretary of Interior's Standards (same species or similar form and character of species).



CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

**U.S. SECRETARY OF THE INTERIOR'S STANDARDS
FOR THE TREATMENT OF HISTORIC PROPERTIES, STANDARDS
FOR REHABILITATION**

STANDARD 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, and spatial relationships.

STANDARD 2.

The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

STANDARD 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties., will not be undertaken.

STANDARD 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

STANDARD 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

STANDARD 6.

Deteriorating historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STANDARD 7.

Chemical and physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

STANDARD 8.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

STANDARD 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, feature, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, scale and proportion, and massing to protect the integrity of the property and its environment.

STANDARD 10.

New additions and adjacent or related new construction will be undertaken in such manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

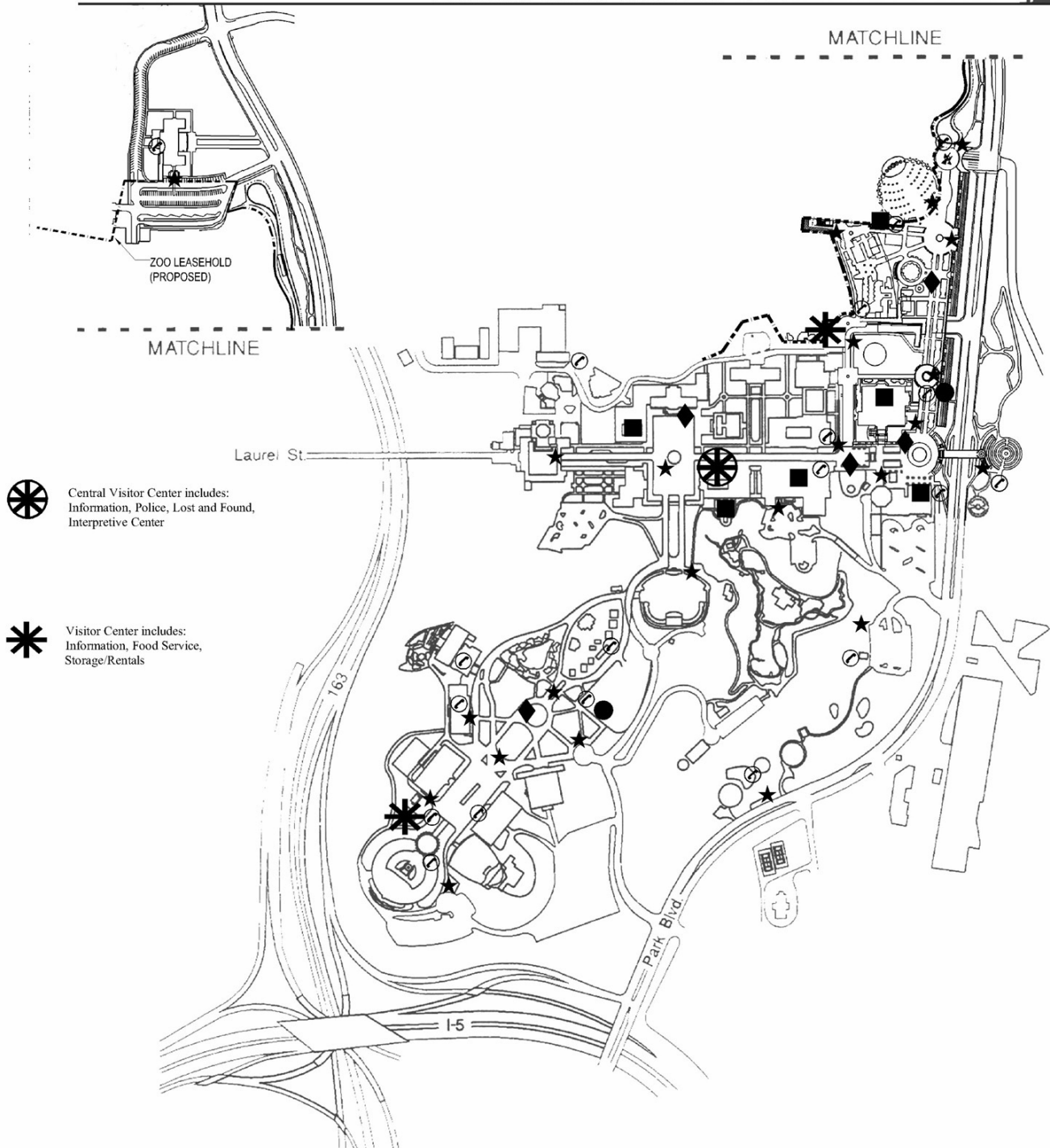


Objective:

Expand visitor service throughout the Central Mesa.

Recommendations:

- Create three visitor service centers in the Central Mesa. Locate them with the Park information centers in the Palisades, the North Prado, and the House of Hospitality. See Figure 53.
- The visitor service centers should include the following services:
 - Park information
 - Supervised storage lockers
 - Stroller and wheelchair rental
 - Restroom facilities
 - Infant changing facilities
 - Public telephones
- The main visitor service center located in the House of Hospitality should include the above list of visitor services and in addition should provide:
 - A first-aid center, which in addition to minor medical services, would be able to dispense diapers, bandages, moist-wipes or tissues for a nominal charge.
 - A lost-and-found facility which would have two-way radio contact with Park management, Park rangers and City police on patrol in the park.
- The area surrounding the visitor service centers should be free of clutter such as newspaper racks and temporary signs.
- Locate the City Police Storefront in the House of Hospitality.
- Create a supervised bicycle storage locker ~~facility~~ facilities in the Organ Pavilion parking garage and the Park Boulevard Promenade parking garage.
- Expand and enhance public restroom facilities to include infant changing facilities for both male and female caretakers, increased lighting mirrors, disabled provisions and increased ventilation. See Figure 54.
- Expand public telephones to all restroom locations and to wall-mounted locations in arcades, lobbies, and other spaces as needed to provide convenient locations for public accessibility and safety. Eliminate telephone booths from the Central Mesa.
- Encourage and emphasize a variety of food services throughout the Central Mesa ensuring high quality, nutritional value, freshness and reasonable cost.
- Prevent commercialization in the Park by prohibiting brand name advertisements and logos outdoors. Franchised businesses should not be granted permission to operate on the Central Mesa.



Proposed Visitor Services

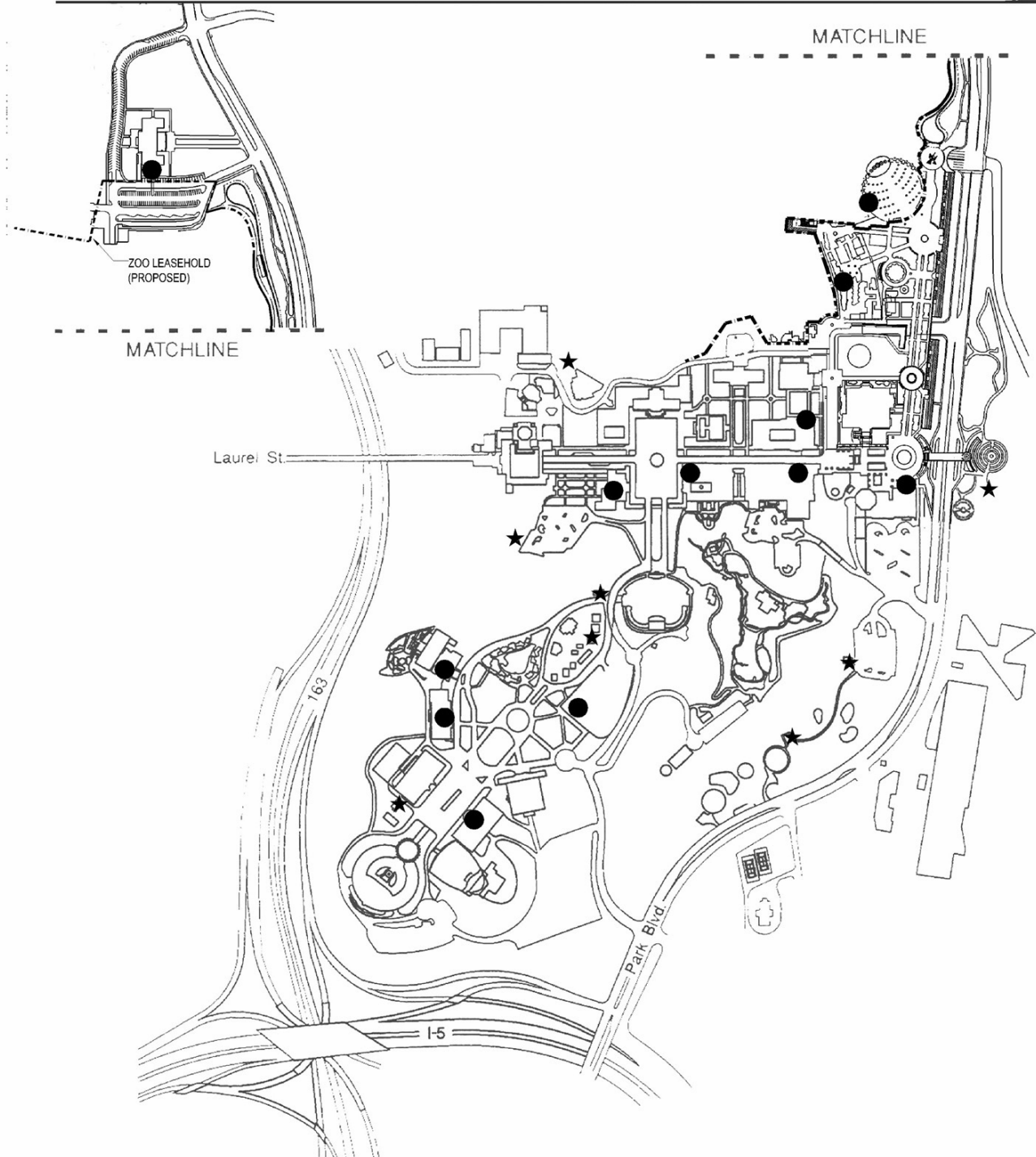
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|----------------|--------------------|
| ■ Food Service | ☎ Telephone |
| ◆ Food Cart | ● Storage/ Rentals |
| ★ Park Map | |

13 June 1991
revised May 2003

Figure
53



ESTRADA Land Planning



Proposed Public Restroom Facilities

- Restroom Inside Building
- ★ Freestanding Restroom

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Figure
54



ESTRADA Land Planning